Development Control – Delegated Officer Report

Application Number: AWDM/1086/19 Recommendation – APPROVE

Site: FFF, Rosslyn, Western Road, Shoreham-by-Sea, BN43 5WD

Proposal: Proposed new roof lights to south elevation to facilitate loft conversion. Replacement of chimney with false chimney.

Date of site visit: 18.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is within the Shoreham Conservation Area and is a two storey end of terrace property being used as 2no. flats 1no. on the ground floor and 1no. on the first floor. The property is situated directly to the side of Western Road Garage. The property has attractive ornate mouldings and eaves and verge boarding etc. All the properties within this terrace have large chimneys with a number of pots on them.

The proposal, as amended, seeks permission to install rooflights into the rear roofslope to serve a bedroom and en-suite in a converted roofslope, relating to the first floor flat. There will be 3no. rooflights within the rear roof.

The existing chimney will be removed and replaced by an identical false chimney.

Relevant History:

SU/24/77 Formation of bedroom in roof space, including dormer window on rear elevation. **Approved 01.03.1977**

Consultations: Conservation & Design Officer:

No other roofslopes within this street, which is with a Conservation Area, have rooflights within their front roofslopes, this is to be maintained.
The large chimneys and pots are a feature of this terrace, and should be retained.

Amended plans show no rooflights within front roofslope and false chimney being identical to original – No objections.

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15, Policy 17
DM Standard No. 2 Extensions and alterations to dwellings

National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal subject to the effect on the amenities of the existing residential properties and the character of the Conservation Area in general.

Visual Amenity:

The site is within a town centre location and within a Conservation Area. The street is characterised by terraced housing, generally 3 storey on the north side of the road, and 2 storey on the south side. The application site is a 2 storey end of terrace property on the south side of the road, and is neighbouring a garage showroom/repairs premises “Western Road Garage”

The proposed rooflights will be 3 in number on the rear roofslope only, which will serve the new bedroom and en-suite.

All of the rooflights will be conservation style and will have a centre glazing bar, are considered to be appropriate for the appearance of building and the character of the conservation area.

The false chimney will be bespoke made to copy the original chimney, and will look in keeping with the other chimneys in the terrace.

Residential Amenity:

The proposed rooflights and false chimney are not considered to diminish the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. The new rooflights will be conservation style and have a centre bar.
4. The false chimney shall match the existing chimney on the property with regard to dimensions, colour and number of pots, in accordance with details to be submitted to and approved in wriitng by the Local Planning Authority, and it shall be installed before the loft conversion hereby approved is first occupied

Informative:

1. Approved following amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 04.09.2019

Authorised by: Peter Barnett Date: 4 September 2019